

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

NOVEMBER 10, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Monday, November 24, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

JAMES WEISS: 155 Medway Street, Lots 150 & 167 on the Tax Assessor's Plat 15 located in a Residential R-3 Three-Family Zone; to be relieved from Section 704.2 in the proposed establishment of an accessory parking area for 4 vehicles. The legal use of the property is 12 dwelling units. The applicant is requesting a dimensional variance from regulations governing front yard parking areas. The lot in question contains approximately 5,010 square feet of land area.

MARIA TERESA DUARTE, OWNER AND WILSON AUTO INSURANCE,
APPLICANT: 55 Academy Avenue (corner Kepler St.), Lot 426 on the Tax Assessor's Plat 65 located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-use code 41 in the proposed

change in the use of the existing commercial building from a store to an office (insurance agency). The applicant is requesting a use variance in order to create the commercial office within the R-3 district. The existing two-family structure will remain unchanged. The lot in question contains approximately 5,349 square feet of land area.

GEORGE POTSIDIS: 441 Angell Street, Lot 346 on the Tax Assessor's Plat 14 located in a Residential Professional R-P Zone; to be relieved from Section 303-use codes 14.1 and 41 in the proposed alteration of the existing building to be utilized for two dwelling units. A two family use is permitted within the R-P district. The applicant proposes to include an office (real estate office) within the first floor dwelling unit, which requires a special use permit within the R-P district. The legal use of the property is a doctor's office and one dwelling unit. This proposal complies with the parking requirements. The lot in question contains approximately 10,033 square feet of land area.

JAMES & DAVID PARKER: 1247 Elmwood Avenue (corner Bissell St.) Lot 8 on the Tax Assessor's Plat 89 located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-use codes 45 & 59 in the proposed change in the use of the first floor of the main building from a store to the retail sales of automotive accessories. The existing garage fronting on Bissell Street would be utilized for the installation of the automobile accessories. The existing two dwelling

units in the main structure will remain unchanged. The applicant is requesting a use variance for the retail sales and the installation of the auto accessories. The lot in question contains approximately 3,600 square feet of land area.

7:00 P.M.

RHODE ISLAND STATE PIER PROPERTIES, LLC: 170 & 180 Allens Avenue, Lots 481 & 489 on the Tax Assessor's Plat 46 located within a Waterfront W-3 Port/Maritime Industrial Zone; to be relieved from Sections 303-use code 33.3 (transient amusement), 303-use code 33.4 (outdoor entertainment), 303-use code 64.1 (parking, principle use), 303-use code 52 (outdoor trade), 303-use code 58 (restaurant with entertainment), 401.1 (outdoor restaurant seating), 425 (landscaping) and 705.4 (paving, parking areas) in the proposed use of Lot 489 for transient amusement, outdoor trade, outdoor entertainment, parking as a principle use and as an accessory use; and to use Lot 481 for parking as a principle use, transient amusement, outdoor trade, outdoor seating and entertainment for the existing restaurant, and no change to the existing office buildings and storage. The applicant is seeking a use variance for the proposed aforementioned uses and dimensional variances from regulations governing paving and landscaping. The lots in question contain together total approximately 164,503 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376